

The proposed amendment would change the proposed fee floor to a range. This range is roughly equivalent to between 3% and 5% of units provided under a performance option. Proposed amendments are shown in track changes.

Section 2. Program Parameters. The Council requests that the Department of Planning and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the Council, a proposed council bill to implement the Program, subject to the following parameters.

- b. Affordable Housing Linkage Fees. Fees should not exceed the maximum supportable level set forth in the nexus analysis, but may be set below that level. Fees should vary based on the extent of impact on the demand for low and moderate income housing. Local market conditions and effects on development feasibility should be considered in setting the fees. Fees should be no lower than those the range set out in the table below for commercial and residential land use categories. While these projected fees are supported by the nexus analysis, the actual fee amounts adopted or the manner in which the fees are structured, could be adjusted based on further analysis or information.

	Commercial Uses	Residential Uses
Higher Cost Areas	\$16 - <u>22</u> / net square foot of new building area (NSF)	\$16 - <u>22</u> / NSF
Medium Cost Areas	\$10 - <u>12</u> / NSF	\$10 - <u>12</u> / NSF
Lower Cost Areas	\$5 - <u>7</u> / NSF	\$5 - <u>7</u> / NSF
